

GLORIA M. PETRONI, ESQ.
Nevada Bar No. 002230
PETRONI & NICHOLS, LTD.
417 West Plumb Lane
Reno, NV 89509
Telephone: (775) 786 7600
Facsimile: (775) 786 7764
E-Mail: topgun@renolaw.biz
Attorneys for Debtors/ Plaintiff

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF NEVADA

* * * * *

IN RE
THOMAS A. LUCKEY and CATHIE A.
LUCKEY, husband and wife

Debtors.

Case No. 12-51851
(Chapter 11)
Adversary Case No. _____

THOMAS A. LUCKEY, a married man,

Plaintiff,

vs.

**COMPLAINT FOR SALE OF PROPERTY
PURSUANT TO 11 U.S.C. §363(h)**

TAHOE LAKESIDE '74, LLC,
a California limited liability company,

Defendant.

THOMAS A. LUCKEY, Plaintiff herein, as and for his complaint against TAHOE
LAKESIDE '74, LLC, Defendant herein, alleges as follows:

1. Plaintiff is an individual residing in Lathrop, California, with his principal asset located at 1038 Skyland Drive, Zephyr Cove, State of Nevada 89448 ("Property"), also commonly referred to as APN number 1318 -03-210-001. Plaintiff is the owner of a 33.34% interest in the Property, as tenants-in-common with Defendant, owner of a 66.66% interest in the Property. Plaintiff has all the rights powers and duties accorded a trustee under 11 U.S.C.

§1107, and is Debtor and Debtor-in-Possession in the above-referenced Chapter 11 case, and thus has the capacity to pursue this complaint against Defendant under 11 U.S.C. §363(h).

2. Plaintiff is informed and believes and thereon alleges that Tahoe Lakeside '74, LLC, is a California limited liability company, Defendant herein, and owns an undivided 66.66% interest in the Property as tenants-in-common with Plaintiff.

3. This court has jurisdiction over this matter pursuant to 28 U.S.C. §§157(b) and 1334(b). This is a core matter pursuant to 28 U.S.C. § 157(b)(2)(A), (M) and (O). To the extent that any matter raised herein is determined to be a related matter, Plaintiff consents to the entry by this court of final orders and judgments.

FACTUAL ALLEGATIONS

4. Plaintiff incorporates each and every allegation in paragraphs 1 through 3 as if fully set forth herein.

5. Plaintiff has a fee title interest in certain improved real property located in Douglas County, Nevada, commonly referred to as 1038 Skyland Drive, Zephyr Cove, Douglas County, Nevada, APN 1318-03-210-001. The Property consists of an improved residence with approximately 2253 sq. ft. of living space, along with a three (3) slip boathouse and a dock.

6. Plaintiff and Defendant are the owners, as tenants-in-common, of the Property. Plaintiff owns an undivided 33.34% tenant-in-common interest in the Property and Defendant owns an undivided 66.66% tenant-in-common interest in the Property.

7. The Property is legally described as Parcel 1 in the Preliminary Title Report attached hereto as **Exhibit "A"** and incorporated herein by that reference, subject to an easement, described as Parcel 2 in the attached **Exhibit "A"**.

8. Real property taxes in favor of Douglas County, State of Nevada, are due for August 20, 2012.

9. A portion of the Property, specifically, the 33.34% tenant-in-common interest owned by Plaintiff, is subject to the following described recorded deeds of trust: first priority deed of trust in favor of Bank of Agriculture in the principal sum of \$800,000; and a second priority deed of trust in favor of the Ronald Bubar Revocable Trust in the principal sum of

1 \$500,000. Copies of these Deeds of Trust are attached hereto and incorporated herewith as
2 Exhibits "B" and "C", respectively.

3 **FIRST CLAIM FOR RELIEF**

4 **11 U.S.C §363(h)**

5 10. Plaintiff incorporates each and every allegation of paragraphs 1 through 9 as if
6 fully set forth herein.

7 11. Partition of the Property, in kind, between Plaintiff and Defendant, is impractical.

8 12. The sale of only the Plaintiff's bankrupt estate's undivided 33.34% interest in the
9 Property would realize significantly less for the Plaintiff's estate than would sale of the Property
10 free of the interests of Defendant, pursuant to 11 U.S.C. §363(h).

11 13. The benefit to the Plaintiff's estate of the sale of the Property free of the interest
12 of the Defendant outweighs the detriment, if any, to the Defendant.

13 14. The Property is not used in the production, transmission or distribution for sale
14 of electric energy or of natural or synthetic gas for heat, light, or power.

15 **SECOND CLAIM FOR RELIEF**

16 **INRS 39.010 ET SEQ.]**

17 15. Plaintiff incorporates each and every allegation in paragraphs 1 through 14 as if
18 fully set forth herein.

19 16. The partition of the Property cannot be made without great prejudice to Plaintiff.

20 17. Partition of the Property is impractical and highly inconvenient.

21 WHEREFORE, Plaintiff prays for relief against Defendant as follows:

22 As to the Property, that the Court enter judgment that the whole of the Property be sold
23 and the proceeds of sale be allocated to the respective owners and their relative percentage
24 ownership interests in each of the parcels to be sold; and for other and further relief as is just
25 and proper.

26 DATED this 20th day of August, 2012.

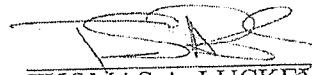
27 GLORIA M. PETRONI, ESQ.
PETRONI & NICHOLS, LTD.

28 /s/ Gloria M. Petroni
Attorneys for Plaintiff

VERIFICATION

1 I, THOMAS A. LUCKEY, declare under penalty of perjury, that I am the Debtor/
2 Plaintiff named in the above captioned matter, that I have read the foregoing COMPLAINT
3 FOR SALE OF PROPERTY PURSUANT TO 11 U.S.C. §363(h) and know the contents
4 thereof; that the pleading is true of my own knowledge, except as to those matters stated on
5 information and belief, and that as to such matters I believe them to be true.
6

7 Dated this 20 day of August, 2012.

8 

9 THOMAS A. LUCKEY, Debtor/Plaintiff
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT “A”

FIRST CENTENNIAL TITLE COMPANY OF NEVADA

- ☐ 1450 RIDGEVIEW DR., SUITE 100 * RENO, NV 89519 (775) 689-8510
- ☐ 321 WEST WINNIE LANE, SUITE 102 * CARSON CITY, NV. 89703 (775) 687-8560
- ☐ 893 TAHOE BLVD., SUITE 1500 * INCLINE VILLAGE, NV 89451 (775) 831-8200
- ☐ 3700 LAKESIDE DR., SUITE 110 * RENO, NV 89509 (775) 689-8235
- ☐ 4870 VISTA BLVD., SUITE 110, SPARKS, NV 89436 (775) 689-8551

Issuing Policies Of
First American Title Insurance Company

Today's Date:
August 13, 2012

PRELIMINARY REPORT ONLY

PROPERTY ADDRESS: **1038 Skyland Drive**
 Zephyr Cove, NV

Your No.: /


Escrow Officer: **Carson City Title Orders**

Our No.: **ACCOM14-CT**

The information contained in this report is through the date of
July 26, 2012 at 7:30 A.M.

In response to the above referenced application for a policy of title insurance, First Centennial Title Company of Nevada, Inc. hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a California Land Title Association Standard Coverage Policy of Title Insurance describing the land and the estate or interest therein set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an Exception below or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations of said Policy form.

This report (and any supplements or amendments thereof) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.



by: _____
Kathy Pavlik, *Title Officer*

SCHEDULE A

The estate or interest in the land hereinafter described or referred to covered by this report is:

A FEE, as to Parcel 1; AN EASEMENT, as to Parcel 2

Title to said estate or interest at the date hereof is vested in:

THOMAS A. LUCKEY, a married man as his sole and separate property, as to an undivided 33.34% interest and

TAHOE LAKESIDE '74 LLC, as to an undivided 66.66% interest

The land referred to in this Report is situate in the State of NEVADA, County of **Douglas**.

See Exhibit "A" Attached Hereto And Made A Part Hereof

SCHEDULE B

At the date hereof Exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

The company reserves the right to make further requirements or exceptions in the event issuance of a Policy of Title Insurance is hereafter requested. The total liability of First Centennial Title Company of Nevada, Inc., and First American Title Insurance Company shall not exceed the total fee paid for the herein Preliminary Title Report. Any reliance placed upon the matter expressed herein shall have not value or liability exceeding the above said fee and any liability extended by the herein report shall not extend beyond the date hereof.

1. Except all water, claims or rights to water, in or under said land.
2. General and Special Taxes for the fiscal year 2012-2013, including any secured personal property taxes and any district assessments, a lien due and payable.
 Total Amount: \$19,659.79
 First Installment due on or before August 20, 2012: \$4,914.97, Unpaid
 Second Installment due on or before October 1, 2012: \$4,914.94, Unpaid
 Third Installment due on or before January 7, 2013: \$4,914.94, Unpaid
 Fourth Installment due on or before March 4, 2013: \$4,914.94, Unpaid
 Assessors Parcel No.: 1318-03-210-001
3. Any additional tax that may be levied against said land due to the supplemental tax roll, by reason of a change in ownership or completion of new construction thereon.
4. Any Liens, Assessments, Bonds, or Charges levied by the Tahoe-Douglas General Improvement District, by reason of said land lying within its boundaries.
5. Any Liens, Assessments, Bonds, or Charges levied by the Skyland Water District, by reason of said land lying within its boundaries.
6. Any Liens, Assessments, Bonds, or Charges levied by the Tahoe Regional Planning Association, by reason of said land lying within its boundaries.
7. Liens for delinquent garbage fees, if it be determined that the same has attached to said premises, pursuant to Nevada Revised Statutes Section 444.520.
8. Easements, provisions, recitals and dedications as delineated and set forth on the official map of said subdivision.
9. Easements for any and all ditches, pipe and pipe lines, conduits, transmission lines, poles, roads, trails, and fences on or traversing said land.

SCHEDULE B
(Continued)

10. Covenants, conditions and restrictions, as contained in a Deed recorded September 26, 1957, in Book C-1, of Deeds, Page 561, as Document No. 12655, of Records, Douglas County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
11. Covenants, conditions and restrictions, as contained in a Deed recorded June 9, 1958, in Book D-1 of Deeds, Page 258, as Document No. 13205, of Douglas County, Nevada; but omitting any covenants or restrictions, if any, but not limited to those based on race, color, religion, sex, sexual orientation, familial status, marital status, disability handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Said instrument provides that a violation thereof shall not defeat or render invalid the lien of any mortgage or Deed of Trust made in good faith and for value.

12. AN AGREEMENT for the right to use pier and breakwater, under the terms and conditions therein provided recorded July 28, 1967, in Book 51, Page 661, as Document No. 37333, Official Records, Douglas County, Nevada. (Affects Lots 18 and 19)

Said Agreement was assigned by document recorded July 31, 1974, in Book 774, page 1006, as Document No. 74509, Official Records of Douglas County, Nevada.

Said Agreement was assigned by document recorded September 26, 1989, in Book 989, page 3666, as Document No. 211789, Official Records of Douglas County, Nevada.

The effect of a Quitclaim Deed and Release of Easement Agreement, recorded May 26, 1989, in Book 598, page 5019, Official Records of Douglas County, Nevada. The grantor, who, on the date thereof, had no record interest.

The effect of a Corrective Quitclaim Deed and Release of Easement Agreement, recorded July 16, 1998, in Book 798, page 3003, as Document No. 444507, Official Records of Douglas County, Nevada. The grantor who, on the date thereof, had no record interest.

13. Any rights, interest or claims which may exist or arise by implied prescription to portions of said land that are/may being used by the public for recreational purposes and/or access to and from Lake Tahoe.
14. THE RIGHT of the United States of America to raise and lower the level of Lake Tahoe between the elevations of 6,233.0 feet and 6,229.5 feet above sea level and the right to flood all land lying within such elevations pursuant to the Truckee River Agreement, filed under Document No. 102161, Washoe County, Nevada Records and as set forth in a document recorded November 11, 1919 in Book Q of Deeds, page 207, Douglas County, Nevada, Records.

SCHEDULE B
(Continued)

15. THE FACT that the meander line of Lake Tahoe is not the boundary line between the bed of Lake Tahoe and adjacent lands. That line whose elevation is 6,223 feet, Lake Tahoe Datum is the boundary line between the bed of Lake Tahoe and adjacent lands as established by NRS 321.595, et seq.

16. A Deed of Trust to secure an original principal amount of \$800,000.00, and any other amounts as therein provided, recorded November 24, 2009, in Book 1109, page 5630, as Document No. 754490, Official Records, Douglas County, Nevada.
Dated: November 20, 2009
Trustor: THOMAS A LUCKEY and CATHIE A. LUCKEY, Trustees of
THE THOMAS A. LUCKEY and CATHIE A. LUCKEY
REVOCABLE FAMILY TRUST
Trustee: B of A & C SERVICE CORPORATION
Beneficiary: BANK OF AGRICULTURE AND COMMERCE

Said Deed of Trust contains an acceleration clause.

A Request for Notice under said Deed of Trust, recorded July 25, 2011, in Book 711, Page 4532, as Document No. 786884, that a copy of any Notice of Default and/or Notice of Sale be mailed to: Judith L. Riedel, 110 Kuss Road, Danville, California 94526.

An instrument substitutes T.D. SERVICE COMPANY, as the trustee in said Deed of Trust, recorded March 14, 2012, in Book 312, page 3071, as Document No. 798807, Official Records, Douglas County, Nevada.

Notice of Default and Election to Sell under the terms of the above Deed of Trust recorded March 28, 2012, in Book 312, page 7001, as Document No. 799772, Official Records, Douglas County, Nevada.

A document entitled "Certificate, State of Nevada Foreclosure Mediation Program", instrument recorded June 18, 2012, in Book 612, page 3860, as Document No. 804164, Official Records.

A Notice of Trustee's Sale under the terms of the above Deed of Trust recorded July 11, 2012, in Book 712, page 1639, as Document No. 805513, Official Records, Douglas County, Nevada. Said Sale is scheduled to take place on August 8, 2012 at 1:00 pm.
Please contact 714-543-8372, T.S. # F535114NV to verify the status of the sale.

17. A Deed of Trust to secure an original principal amount of \$500,000.00, and any other amounts as therein provided, recorded January 20, 2012, in Book 112, page 3611, as Document No. 796126, Official Records, Douglas County, Nevada.
Dated: December 15, 2011
Trustor: THOMAS A. LUCKEY and CATHIE A. LUCKEY
REVOCABLE FAMILY TRUST
Trustee: OLD REPUBLIC COMPANY, a California corporation
Beneficiary: RONALD BUBAR REVOCABLE TRUST

EXHIBIT "A"
Legal Description

All that certain real property situate in the County of **Douglas**, State of **NEVADA**, described as follows:

Parcel No. 1:

Lot 18, as shown on the map entitled SKYLAND SUBDIVISION NO. 1, filed for record in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958 in Book 1, of Maps, page 181, as Document No. 12967.

Parcel No. 2:

Together with the right of access to the waters of Lake Tahoe and for beach and recreational purposes over Lots 32 and 33, as shown on the file map referred to herein as reserved in the Deed from Stockton Garden Homes Inc., a California corporation to Skyland Water Co., a Nevada corporation, recorded February 5, 1960 in Book 1 of Official Records, at page 268, as Document No. 15573, Douglas County, Nevada.

APN: 1318-03-210-001

End of Report

Important Notice!!

Any Documents Not Meeting These Requirements Will Be Charged An Additional Fee of \$25.00 Per Document By The Recorder For Non-compliance.

Effective July 1, 2003; any document for recording, with the exception of maps MUST:

- 1) Be on white 20-pound paper that is 8 1/2 by 11 inches in size; and
- 2) Have a margin of 1 inch on the left and right sides and the bottom of each page; and
- 3) Have a space of 3 inches by 3 inches at the UPPER RIGHT corner of the first page; and
- 4) Have a margin of 1 inch at the top of each succeeding page.

All documents MUST HAVE the *Assessor's Parcel Number* of the property at the TOP LEFT corner of the first page.

Names must be printed or typed under all signatures except notaries and witnesses.

DOCUMENTS SUBMITTED FOR RECORDING MUST:

- NOT** contain printed material on more than one side of each page
- NOT** be on sheets of paper that are bound together at the side, top or bottom
- NOT** have any documents or other materials physically attached to the paper
- NOT** contain any colored markings to highlight text or any other part of the document

Any stamps or seals MUST NOT overlap text of signatures on the document, except in the case of a validated stamp or seal of a professional engineer or land surveyor who is licensed pursuant to chapter 625 of NRS.

All text must be AT LEAST 10-point Times New Roman font and NOT contain more than 9 lines of text per vertical inch. Text MUST be printed in black ink.

These requirements can be found in the NRS 247.110, NRS 247.190 and NRS 111.312.

DOUGLAS COUNTY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND UNDER OTHER
WISE SHOWN BELOW MAIL TAX STATEMENTS TO:

NAME: C.A. Luckey
 ADDRESS: 1800 Hindroth Lane
 CITY: Stockton, Ca., 95212

Title Order No. Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ -0- and is
☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land
 conveyed is only as located in:
☐ unincorporated area ☐ city of _____

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

CLARENCE A. LUCKEY, also known as
 C.A. Luckey and Juanita T. Luckey, husband and wife, as
 community property

hereby GRANTS to

Justin Fischer, Janet Dinsmore and Thomas Luckey, all of 1800
 Hindroth Lane, Stockton

the following described real property, to-wit:
 County of Douglas, State of California

undivided 3/4 of all that certain lot, piece or parcel
 of land situate in the County of Douglas, State of Nevada,
 and is described as follows:

Lot 12, as shown on the map of SKOLAND SUBDIVISION NO. 1,
 filed in the office of the County Recorder of Douglas County,
 Nevada, on February 27, 1958.

together with the appurtenant beach rights as contained in the
 deed to SKOLAND WATER COMPANY, recorded February 5, 1960,
 as Document No. 15573.

Dated:

12-28-76

STATE OF CALIFORNIA NEVADA } SS.
 COUNTY OF DOUGLAS

on December 28, 1976

before me, the under-
 signed, a Notary Public in and for said County and State, personally
 appeared Clarence A. Luckey and
Juanita T. Luckey

known to me

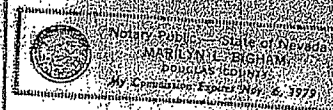
to be the person, S whose name S subscribed to the within

instrument, and acknowledged that they executed the same.

Marilyn L. Eigham

Signature of Notary

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name
 L-1 (GS) (Rev. 4-75) 2 pt.

Street Address

City & State

15697

BOOK 1276 PAGE 1762

DOUGLAS COUNTY

REQUESTED BY
[Signature]
OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA
1976 DEC 28 0910:47

PATRICIA J. WILLIAMS
RECORDER

[Signature]

65697

BOOK 1276 PAGE 1763

DOUGLAS COUNTY

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Dr. C. A. Luckey
 ADDRESS 4800 Hildreth Lane
 CITY & STATE Stockton, California 95205

Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GIFT

GRANT DEED

The undersigned declares that the documentary transfer tax is \$ 772 and is
☐ computed on the full value of the interest or property conveyed, or is
☐ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale. The land
 is located in
☐ unincorporated area ☐ city of _____

FOR LOVE AND AFFECTION

CLARENCE A. LUCKEY, also known as C. A. LUCKEY and JUANITA F. LUCKEY,
 husband and wife,

hereby GRANT(S) to:

JUDITH RIEDEL, a married woman; JANET DINSMORE, a married woman; THOMAS
 LUCKEY, a single man, in equal shares as their sole and separate property.

the following described real property in the
 county of Douglas, state of Nevada:

An undivided 6.5% interest in and to the following described property:

Lot 18, as shown on the map of SKYLAND SUBDIVISION NO. 1,
 filed in the Office of the County Recorder of Douglas County,
 Nevada, on February 27, 1958.

Together with the appurtenant beach rights as contained in the
 Deed to SKYLAND WATER COMPANY, recorded February 5, 1960,
 as Document No. 15573.

Dated December 27, 1977

Clarence A. Luckey
Juanita F. Luckey

STATE OF CALIFORNIA

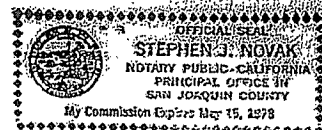
COUNTY OF San Joaquin } SS.

On December 27, 1977 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Clarence A. Luckey and Juanita F. Luckey

known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

Stephen J. Novak
 Signature of Notary

FOR NOTARY SEAL OR STAMP



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name _____
 L-1 (GS) (Rev. 4-75) 8 pl.

Street Address _____

City & State 16174
 BOOK 1277 PAGE 1341

DOUGLAS COUNTY

SILVER STATE TITLE CO.

DEC 28 11 11 07

Opportunity
1277

16174
PAGE 1342

DOUGLAS COUNTY

REQUESTED BY
Salvo Hill Insurance Co.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
17903
1978 FEB 23 AM 10 46
PATRICIA J. WILLIAMS
RECORDED
Patricia Williams
BOOK 278 PAGE 1186

DOUGLAS COUNTY

RECORDING REQUESTED BY

COOPER, WHITE & COOPER

AND WHEN RECORDED MAIL TO

✓ COOPER, WHITE & COOPER
KEITH HOWARD
1333 N. California Blvd., Suite 450
Walrus Creek, CA 94596

MAIL TAX STATEMENTS TO

J. Frederick Riedel and Judith L. Riedel
110 Kusa Road
Dalyville, CA 94526-2230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Trust Transfer Deed

Grant Deed

The undersigned Grantors declare under penalty of perjury that the following is true and correct:

// Documentary transfer tax is \$0.00 because THERE IS NO CONSIDERATION FOR THIS TRANSFER. #8

// Computed on full value of property conveyed, or // computed on full value less value of liens and encumbrances remaining at time of sale or transfer.

Signature of Declarant or Agent Determining Tax - Firm Name
Keith Howard for Cooper, White & Cooper

GRANTOR Judith Riedel, as to an undivided 23.65% interest, hereby grants to J. Frederick Riedel and Judith L. Riedel, or their successors, as Trustees of The Riedel Family Revocable Trust, u/a dated April 15, 1994, as it may be amended, the following described real property in the County of Douglas, State of Nevada.

See Exhibit A, attached hereto and incorporated by reference.

Assessor's Parcel Number: 05-031-08

Dated: 4/18, 1994

Judith Riedel

Grantor - Transferor

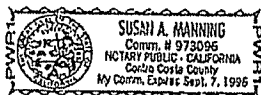
STATE OF CALIFORNIA

COUNTY OF CONTRA COSTA

On this the 28th day of April, 1994, before me, Susan A. Manning, the undersigned Notary Public, personally appeared Judith L. Riedel, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary's Signature

(seal)
16001.1

340573

BK0694PG4754

76701.1 - 042796

DOUGLAS COUNTY

EXHIBIT A

Lot 18, as shown on the map of SKYLAND SUBDIVISION NO. 1, filed in the Office of the County Recorder of Douglas County, Nevada, on February 27, 1958.

Together with the appurtenant beach rights as contained in the Deed to SKYLAND WATER COMPANY, recorded February 5, 1960, as Document No. 15573.

APN: 05-031-08

77739.1 - 042694

340573
BK 0694 PG 4755

REQUESTED BY
Couper White & Couper
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'94 JUN 27 10:28

RECEIVED
JUN 27 1994
FALL K2 DEPUTY

DOUGLAS COUNTY

14 -

GRANT DEED

RECORDING REQUESTED BY)
AND WHEN RECORDED MAIL TO:)

Stradling, Yocca, Carlson & Rauth)
660 Newport Center Drive, Suite 1600)
Newport Beach, California 92660)
Attention: Nella R. Bernstein, Esq. ✓)

MAIL TAX STATEMENTS TO:)

C.A. Luckey)
4800 Hildreth Lane)
Stockton, California 95212)

[Space above for Recorder.]

A.P.No. 5-031-08

Documentary Transfer tax \$ -0- #3

No Consideration

By: Janet R. Dinsmore

Signature of Declarant or Agent
Determining Tax - Firm Name

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is acknowledged,

CLARENCE A. LUCKEY, also known as C.A. Luckey and JUANITA LUCKEY, husband and wife as community property, JUDITH RIEDEL, a married woman, as her sole and separate property, JANET DINSMORE, a married woman, as her sole and separate property and THOMAS LUCKEY, a single man

do hereby grant to

CLARENCE A. LUCKEY, also known as C.A. Luckey and JUANITA LUCKEY, husband and wife as community property as to an undivided Thirty-Seven percent (37%) interest, JUDITH RIEDEL, a married woman, as her sole and separate property as to an undivided Twenty-One percent (21%) interest, JANET DINSMORE, a married woman, as her sole and separate property as to

REAL:R540_2(108)A9394 1

358756
BK 0395PG3993

DOUGLAS COUNTY

an undivided Twenty-One percent (21%) interest and THOMAS LUCKEY, a single man as to an undivided Twenty-One percent (21%) interest, all as Tenants in Common

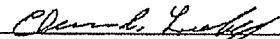
all the right, title, and interest of the undersigned in and to the real property situate in the County of Douglas, State of Nevada, described as follows:

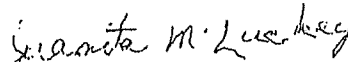
Lot 18 as shown on the map of Skyland Subdivision No. 1 filed in the office of the County Recorder of Douglas County, Nevada on February 27, 1958,

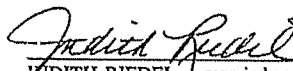
Together with appurtenant beach rights, as set forth in the deed to Skyland Water Company, recorded February 5, 1960, as Document No. 15573.

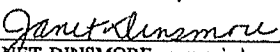
THE PURPOSE OF THIS GRANT DEED IS TO CLARIFY THE PARTIES OWNERSHIP INTEREST IN THE PROPERTY AS CONVEYED IN A SERIES OF PREVIOUSLY RECORDED GRANT DEEDS. THIS GRANT DEED IS NOT INTENDED AS A FURTHER TRANSFER OF THE PROPERTY.


Dated: March 1, 1995


CLARENCE A. LUCKEY, also known as
C.A. LUCKEY, a married man


JUANITA LUCKEY, a married woman


JUDITH RIEDEL, a married woman, as her
sole and separate property


JANET DINSMORE, a married woman
as her sole and separate property


THOMAS LUCKEY, a single man

REAL:8540_2|108|A9394.1

2

358756
BK 0395 PG 3994

DOUGLAS COUNTY

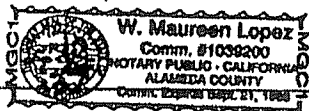
State of California)
 County of Alameda) ss.

On March 7, 1995, before me, W. Maureen Lopez, Notary Public
(name, title of officer, e.g., Jane Doe, Notary Public*)
 personally appeared Janet Dinsmore
(name(s) of signer(s))

- ☒ personally known to me —OR—
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

Witness my hand and official seal.



W. Maureen Lopez
(Signature of Notary)

Capacity claimed by signer:

(This section is OPTIONAL.)

- ☒ Individual
☐ Corporate Officer(s): _____
☐ Partner(s): _____
 ☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is representing: _____
(name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT:

Title or Type of Document _____
 Number of Pages _____ Date of Document _____
 Signer(s) Other than Named Above _____

REAL:8540 211081A0394 1

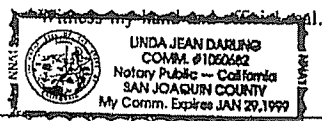
358756
BK0395PG3995

DOUGLAS COUNTY

State of California)

County of San Joaquin)ss.On March 9, 1995, before me, Linda J. Darling, Notary Public
(name, title of officer, e.g., June Doe, Notary Public)personally appeared Judith Reiche
(name(s) of signer(s))☒ personally known to me —OR—☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.



Linda Jean Darling
(Signature of Notary)

Capacity claimed by signer:

(This section is OPTIONAL.)

- ☒ Individual
☐ Corporate Officer(s): _____
☐ Partner(s):
 ☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is representing: _____

(name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document: Grant DeedNumber of Pages: 2 Date of Document: 3-7-95Signer(s) Other than Named Above: Janet Linsmore,Clarence Luekey, Juanita Luekey,Thomas Luekey
358756

REAL-5540 21081A0004 1

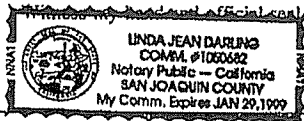
BK0395PG3996

DOUGLAS COUNTY

State of California

County of San Joaquin) ss.On March 9, 1995, before me, Linda J. Darling, Notary Public
(name, title of officer, e.g., Jane Doe, Notary Public)personally appeared [Signature]
(name(s) of signer(s))☒ personally known to me --OR--☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.



Linda Jean Darling
(Signature of Notary)

Capacity claimed by signer:

(This section is OPTIONAL.)

- ☒ Individual
☐ Corporate Officer(s): _____
☐ Partner(s): _____
 ☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is representing: _____
(name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Warrant DeedNumber of Pages 2 Date of Document 3-1-95

Signer(s) Other than Named Above: Juanita Buckley,
Janet Vinamore, Judith Kidd, Thomas
Buckley

358756

BK0395PG3997

REAL:8540 2:1081A1994 1

DOUGLAS COUNTY

State of California)

County of San Joaquin) ss.

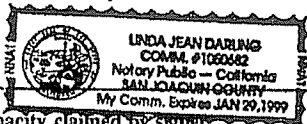
On March 9, 1995, before me, Linda J. Darling, Notary Public
(name, title of officer, e.g., Judge, Notary Public)
 personally appeared Tecanita Lopez
(name(s) of signer(s))

☒ personally known to me —OR—

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

Witness my hand and official seal.



Linda Jean Darling
(Signature of Notary)

Capacity claimed by signer:

(This section is OPTIONAL.)

- ☒ Individual
☐ Corporate Officer(s): _____
☐ Partner(s):
 ☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is representing: _____
(name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE
 MUST BE ATTACHED
 TO THE DOCUMENT
 DESCRIBED AT RIGHT:

Title or Type of Document Grant Deed

Number of Pages 2 Date of Document 3-1-95

Signer(s) Other than Named Above Clarence Buckley,
Judith Rudek, Janet Winamore, Thomas
Buckley

REG-0, 8540 2-1081A/9394 1

358756
 BK0395PG3998

DOUGLAS COUNTY

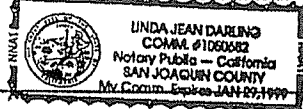
State of California)

County of) ss.
San JoaquinOn March 9, 1995, before me, Linda J. Darling, Notary Public
(name, title of officer, e.g., Jane Doe, Notary Public)personally appeared [Signature]
(name(s) of signer(s))

- ☒ personally known to me --OR--
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity/ies, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which person(s) acted, executed the instrument.

Witness my hand and official seal.



Linda Jean Darling
(Signature of Notary)

Capacity claimed by signer:

(This section is OPTIONAL.)

- ☒ Individual
☐ Corporate Officer(s): _____
☐ Partner(s): _____
 ☐ General ☐ Limited
☐ Attorney-in-fact
☐ Trustee(s)
☐ Guardian/Conservator
☐ Other: _____

Signer is representing: _____
(name of person(s) or entity(ies))

Attention Notary: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Grant DeedNumber of Pages 2 Date of Document 3-1-95

Signer(s) Other than Named Above Clarence + Juanita
Hickey, Judith Rudee, Janet Lunsford

WBAL 3540 2:1081A9394 1

358756
BK0395PG3999

DOUGLAS COUNTY

REQUESTED BY
Stradling, Clark & Smith
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 MAR 27 PM 2:13

358756

BK0395PG4000

LINDA SLATER
RECORDER

\$ 14⁰⁰ PAID: SB DEPUTY

DOUGLAS COUNTY

Order No.
Escrow No.
Loan No.

✓ WHEN RECORDED MAIL TO:

Herbert H. Bowman Professional Corporation
2431 West March Lane, Suite 100
Stockton, California 95207-6598

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

C. A. Luckey
4800 Hildreth Lane
Stockton, California 95212

DOCUMENTARY TRANSFER TAX \$ NONE # 8
..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Herbert H. Bowman
Signature of Declarant or Agent determining tax — Firm Name
Herbert H. Bowman Professional Corporation

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

C. A. Luckey and Juanita F. Luckey, husband and wife,

hereby GRANT(S) to Clarence A. Luckey, Trustee of the Clarence and Juanita Luckey Family Trust Under Agreement Dated July 31, 1995, an undivided thirty-seven percent (37%) interest in

the real property in the ~~City of~~ unincorporated area of the County of Douglas

Nevada,
State of ~~California~~, described as

Lot 18, as shown on the map of SKYLAND SUBDIVISION NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on February 27, 1958.

Together with the appurtenant beach rights as contained in the Deed to SKYLAND WATER COMPANY, recorded February 5, 1960, as Document No. 15573.

APN: 5-031-08

Dated July 31, 1995

STATE OF CALIFORNIA }
COUNTY OF San Joaquin } ss.

On July 31, 1995 before me,
Vickie L. Kraft, Notary Public
personally appeared C. A. Luckey and Juanita F. Luckey

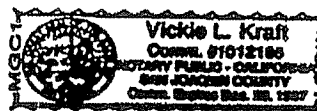
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) I/we subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal

Signature Vickie L. Kraft

by C. A. Luckey
C. A. Luckey

by Juanita F. Luckey
Juanita F. Luckey



371350

(This area for official notarial seal)

BK0995PG4463

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1002 (1/91)

DOUGLAS COUNTY

REQUESTED BY
Herbert H. Brown
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'95 SEP 27 AM 1:01

371350
BK0995PG446H

LINDA SLATER
RECORDER
PAID KE DEPUTY